

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4B Holstein Close, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$295,000

&

\$315,000

Median sale price

Median price \$348,500

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Wittig Way GOLDEN POINT 3350	\$310,000	08/11/2017
2	11 Redan St NEWINGTON 3350	\$295,000	22/12/2017
3	24 Lauderdale Av ALFREDTON 3350	\$290,000	09/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price

\$295,000 - \$315,000

Median House Price

Year ending December 2017: \$348,500



2 1 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7 Wittig Way GOLDEN POINT 3350 (VG)

Agent Comments

2 - -

Price: \$310,000

Method: Sale

Date: 08/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



11 Redan St NEWINGTON 3350 (REI)

Agent Comments

2 1 1

Price: \$295,000

Method: Private Sale

Date: 22/12/2017

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 160 sqm approx



24 Lauderdale Av ALFREDTON 3350 (REI)

Agent Comments

3 1 1

Price: \$290,000

Method: Private Sale

Date: 09/11/2017

Rooms: 4

Property Type: House

Land Size: 340 sqm approx